

TRUSTEE SALE

By virtue of the appointment of Edwin F. Nikirk II and Cleopatra Campbell, as Trustees for the purpose of sale, and the power of sale granted by a Decree of the Circuit Court for Frederick County, Maryland, sitting as a Court of Equity, in a proceeding known as Paul F. Koogle vs. Norma L. Koogle, No. 32,718 Equity, dated December 29, 1983, the Trustees will offer for sale AT THE CLOCK TOWER IN FRONT OF THE FREDERICK COUNTY COURT HOUSE, 100 WEST PATRICK STREET, FREDERICK, MARYLAND, ON

TUESDAY, MARCH 20, 1984**11:00 A.M.**

all of the herein described real estate, together with improvements thereon, known as 6085 Fountain Drive, situate, lying and being in Tuscarora Election District #21 of Frederick County, Maryland, described as:

BEING KNOWN AND DESIGNATED as all that lot or parcel of land and improvements described in Deeds recorded under Liber 1023, folio 907, among the Land Records of Frederick County, Maryland.

Being all and the same real estate as was conveyed unto Paul F. Koogle, Jr. and Norma L. Koogle, his wife, as tenants by the entirety, by deed dated July 13, 1977, all that lot or parcel of land, situate, lying and being in Tuscarora Election District #21, of Frederick County, Maryland, known as 6085 Fountain Drive and Lot 9, Block B of Indian Springs Development, and further described in Liber 1023, folio 907, one of the Land Records of Frederick County, and containing .53 of an acre, more or less, with the improvements thereon.

IMPROVEMENTS: Subject property is improved with a brick and siding covered three bedroom split foyer dwelling. The upper level contains an entrance foyer with guest closet and linoleum floor. There is a modern kitchen with wood cupboards, pass-thru to dining room, linoleum floor and General Electric refrigerator and electric range. The kitchen also has an outside entrance that leads to a treated lumber deck which is 80 to 90% complete. The dining room is located just off of the living room. The living room has a picture window. In the hall which leads to the bedrooms is a linen closet. Also on the upper level is a full ceramic tile bath. The lower level consists of a small room located under the stairwell, large recreation room, which is divided in two rooms, with linoleum over cement floor and an electric fireplace/mantel combination. In the other section of the recreation room there is a sliding glass door. There is a laundry room which is where the hot water is located. The last room on the lower level is a work room with shelves and work bench. Outbuildings include a twelve foot by fourteen foot utility shed with a cement floor. This property also has a paved driveway.

The property is serviced by private well and septic system. For a detailed description of the improvements, contact the Auctioneer.

Trustees reserve the right to accept or reject any or all bids.

TERMS OF SALE: A deposit of ten percent (10%) of the purchase price will be required of the purchaser(s) on the date of sale and the balance of said purchase price to be paid within five (5) days after ratification of sale by the Circuit Court for Frederick County, Maryland. The unpaid balance will bear interest at ten percent (10%) per annum from date of sale to date of settlement. All State and County real estate taxes and other public charges will be adjusted to the date of settlement. All costs of conveyancing, including deed, documentary and transfer taxes are to be at the expense of the purchaser(s).

For inspection and further information, contact:

TROUT AUCTIONEERS, INC.
663-1555

EDWIN F. NIKIRK II
110 North Court Street
Frederick, Maryland
662-1781

CLEOPATRA CAMPBELL
130 West Church Street
Frederick, Maryland
662-9588

TROUT AUCTIONEERS, INC.
15 North Court Street
Frederick, Maryland
663-1555

ACKNOWLEDGEMENT OF PURCHASE

I do (does) hereby acknowledge that I have (has) purchased the real estate described in the advertisement attached hereto at and

for the sum of Fifty-six

thousand

Dollars (\$ 56,000⁰⁰/₁₀₀), the sum of

Five Thousand Six Hundred

Dollars (\$ 5,600⁰⁰/₁₀₀) having been

paid this date and the balance of

Fifty thousand Four Hundred

Dollars (\$ 50,400⁰⁰/₁₀₀) being due

and payable at the time of final

settlement and I do (does)

further covenant and agree that I

will comply with the terms of sale as expressed in the advertisement

attached hereto.

WITNESS my hand(s) and Seal(s)

this 20th day of March, 1984.

Paul F. Koogle, Jr. (SEAL)

_____ (SEAL)

Purchaser(s)

WITNESS:

Mary E. Sahn

EXHIBIT "3"

Filed March 28, 1984